Visual Analysis Study
for the
Queen of Angels Catholic Church Expansion Project

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WN# 6634
CP 12616

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1.0 EXECUTIVE SUMMARY

Dudek & Associates, Inc. (DUDEK) conducted a field survey of the approximately 8.67-acre Queen of Angels Church site located at 2569 West Victoria Drive in the Alpine Planning Area, County of San Diego. The survey was conducted by Shawn Shamlou, Analyst, and Paul Caligiuri, Visual Simulations Preparer. This report describes and assesses the visual resources onsite, identifies impacts to sensitive viewers as a result of the project, and identifies mitigation measures to reduce identified effects to less than significant levels. This report also includes seven visual simulations of the proposed church expansion, as viewed from different sensitive receptors. The analysis has been prepared to respond to the August 22, 2002, County comment letter on the Queen of Angels project. The County requested that a visual analysis study be prepared to assess the impacts that will result from construction of the project. The visual analysis study is necessary for the County to complete the California Environmental Quality Act (CEQA) Environmental Initial Study.

The church expansion project includes a new 740-seat church building, a 7,300 square-foot administration building, a 22,000 square-foot hall, 228 total parking spaces, and additional entrances.

Visual impacts would occur to residential sensitive receptors adjacent the project site and motorists along vicinity roadways. Mitigation measures such as landscaping and building the tallest structures at the lowest site elevations will reduce effects to less than significant at all locations. The proposed project minimizes potential visual impacts through its proposed design, and would be consistent with policies contained in the *Alpine Community Plan* (1989). One notable exception is that the steeple would exceed the height limitation of 35 feet by 40 feet. Reducing the height of the proposed 68-foot steeple dome and 7-foot cross (total height of 75 feet) is not desired due to the purpose, nature, and architectural history of the structure.

2.0 INTRODUCTION AND PROJECT DESCRIPTION

This visual impact analysis has been prepared to assess the impacts that will result from construction and operation of the Queen of Angels Church Expansion Project. The visual analysis study is necessary for the County to complete the California Environmental Quality Act (CEQA) Environmental Initial Study. The purpose of this study is to assess the visual impacts of the proposed project on the adjacent community and to propose measures to mitigate any adverse visual impacts associated with construction or operation

of the project on the surrounding environment.

This study describes the existing visual setting and the potential changes to the visual and aesthetic environment, including changes to the landscape character, topography, and urban form with development of the church expansion project. Existing visual resources are described in terms of the visual character and views, and the types of viewers in the vicinity of each of the proposed sites. Pertinent guidelines for the proposed project area are identified, as are key views for the site. The significance of the visual change resulting from construction of the proposed project at the project site is evaluated and, where necessary, mitigation is recommended. The analysis includes seven visual simulations of the proposed church expansion, as viewed from different sensitive receptors (*i.e.*, from key observation points).

2.1 Project Description

The proposed project is a church expansion located in the unincorporated County of San Diego community of Alpine, California (*Figure 1*). The project is located on the Alpine USGS 7.5' minute quad, township 15 south, range 2 east, at 2569 West Victoria Drive (*Figure 2*). The property is zoned A70, Limited Agricultural Use Regulation, and is within the San Diego County General Plan Designation of (1) Residential.

The church expansion project on the 8.67-acre site includes a new 16,120-square-foot, 740-seat church building, a 7,300 square-foot administration building, a 22,000-square-foot parish hall, 228 total parking spaces, and additional entrances, as shown on the site plan in *Figure 3*. The total proposed building area is 45,420 square feet. The project also includes a 0.73-acre open space easement onsite, located along the southeastern edge of the property, which would provide for the protection of open space habitat at the edge of grading and provide a fire management buffer zone. A 228-space parking lot is also proposed, including 6 handicapped spaces. The existing church buildings would remain, and the project is proposed to be constructed in two phases. The first phase includes the construction of the church building, parking area, septic system and perimeter landscaping. Temporary trailers will serve as the interim hall and would be removed upon completion of the permanent hall. Phase 2 would include construction of the administration building, parish hall building, and completion of the remaining site and landscape elements.

The existing church site does not currently have graded areas outside the boundaries of the developed footprint. A total of 9,000 cubic yards (cy) of earth would be excavated at the 8.67-acre site, with a total fill amount of 31,000 cy.

The highest aboveground point of the project, the steeple dome, would be 68 feet, with a cross extending an additional 7 feet on top of the steeple to a total height of 75 feet. The remainder of the proposed church buildings would be much shorter. The Parish Hall's highest point would be 34 feet, and the Administration building would be 23 feet at its highest point aboveground.

2.2 Applicable Plans

DUDEK staff reviewed pertinent County plans and regulations, and identified the *Alpine Community Plan* and *San Diego County General Plan Scenic Highway Element* as applicable to decisions regarding the project.

2.2.1 Alpine Community Plan

The *Alpine Community Plan* (County of San Diego 1989) describes the community as having a rural atmosphere, with lot sizes and land use having considerable influence on the rural characteristics of the area, as well as the visual aspects of the community. A concern of the community is to encourage private developers to choose designs which are compatible with the image and scale of a rural community. The *Alpine Community Plan* outlines the following policies relating to community character and development:

Community Character

Policies and Recommendations

2. Maintain the existing rural character of Alpine in future developments by avoiding monotonous tract development and encourage innovation in design.

4a. Site designs should be in harmony with the existing topography.

Conservation

Policies and Recommendations

12. Wherever possible, the character of the ridgelines shall be preserved. This policy shall not exclude two story structures. However, project design shall minimize visual impacts.

27. Effectuate controls over light pollution through implementation of Action Programs 1.1 through 1.4 of the Conservation Element of the County General Plan.

These policies are addressed for each key view in Section 4.3.

2.2.2 San Diego County General Plan Scenic Highway Element

According to the *Scenic Highway Element* of the *San Diego County General Plan,* I-8 is classified as a second priority route to be designated as scenic (County of San Diego 1975). Most of the goals and policies of the *Scenic Highway Element* relate primarily to governmental policy development and implementation of scenic corridor studies. However, no scenic highway corridors have been delineated or designated since the adoption of this element in 1975. Thus, potentially applicable objectives and policies of this element are not applicable since they depend on designation of scenic highway corridors.

Although Interstate 8 (I-8) has been designated as scenic in the County General Plan and Alpine Community Plan, it affords drivers only a limited view of the site, which is approximately 2,000 feet or 0.4 mile from I-8, and because intervening topography and development block clear site views.

The existing church can be briefly seen by motorists on westbound I-8, and the proposed project's steeple would also be viewed from motorists along westbound I-8. However, given the distance, intervening topography, relative size of church buildings and high speed of motorists along I-8, views would be very temporary and limited.

3.0 EXISTING CONDITIONS

The general topography of the area is characterized by scrub-covered mesas and low hills with scattered areas of grading. There is some residential and commercial development within the area, although most large tracts are open space or park areas.

Boundaries of the project site encompass gentle, moderate, and steep slopes. Several existing church buildings are located along the northwestern boundary of the site. The bulk of the site is undisturbed and covered by native vegetation (southern mixed chaparral). A well-defined drainage channel originates near the northern boundaries of the existing church site and runs to the southeast. There are also two larger rock outcroppings on the site. Surrounding land uses are scattered residences and vacant land

in all directions. Alpine Cemetery is located to the south. The site is located in a low ambient noise level area.

The elevation of the site ranges from approximately 2120 feet above mean sea level (MSL) in the northwest corner of the site to approximately 2072 MSL in the southeastern portion. Single-family housing lies adjacent the site along Victoria Circle to the south, and along Hale Drive to the north and east.

Views of the site occur from several residential vantage points. The residential viewpoints occur from the homes along Victoria Circle, two of which abut the southern boundary of the existing church; from two homes along Hale Drive, and one Hale Drive home under construction. The closest Hale Drive residence is approximately 150 feet from the site. Views of the site are afforded from homes farther south along Hale Drive, and partial site views occur from Victoria Circle farther south.

Public views are also possible, along West Victoria Drive. The existing church and project site is visible to motorists starting from the southwest intersection of West Victoria Drive and Victoria Circle, and farther north at various points along West Victoria Drive. The existing church fronts West Victoria Drive.

Key Views

Key views, or key observation points (KOPs), were selected based on the sensitive viewer groups that may be affected by the project. KOPs can be from stationary sources, such as homes or businesses, or from mobile sources, such as motor vehicles. For this project, the KOPs were determined by the County Department of Planning and Land Use. Visual changes or impacts caused by the construction of the proposed project were evaluated by viewing the existing visual character of the landscape from each KOP and assessing the degree to which each would change, or contrast, with those views. Generally, a substantially altered view, or a strong contrast visible to a sensitive viewer, was considered to have adverse visual impacts. Location and directions of the selected seven KOPs for the proposed site are shown on the site plan in *Figure 3.*

4.0 VISUAL IMPACTS AND MITIGATION MEASURES

4.1 Visual Quality

The significance of any visual impact depends upon a variety of factors, including the degree to which the proposed project would be seen by sensitive viewers, viewer attitudes

and activities, the visual contrast with the existing scale and character of the surrounding area, the distance from which the project would be observed, and the extent to which the project would be consistent with established visual quality goals and objectives of the applicable jurisdiction (*i.e.*, County of San Diego).

Figure 4 shows the project's viewshed boundary. The viewshed is the area within which part or all of the proposed structures would be visible based on surrounding elevation, although intervening structures may block views. A number of variables affect the degree of visibility and visual contrast of the project, including the scale and size of the facilities, site design, color and texture of the structures, and the influence of adjacent scenery or land uses. Visual impacts may be associated with changes in either the built or natural environment and can be both short-term or long-term. Views are affected by distance and the number and type of visual obstacles, both natural and manmade, between the viewer and the object. Viewing angle also affects the object's visibility depending on whether the object being viewed is higher, lower, or at the same elevation (*i.e.*, at grade) as the viewer. The visibility of an object depends, to a great extent, on the distance from the observer – the farther the structure is from the viewer, the less distinct the structure becomes, and the greater possibility of intervening objects blocking some or all of the view of that structure. With distance, more objects enter into the viewing panorama. Visual sensitivity is dependent upon viewer perceptions, the types of activities in which people are engaged when viewing the proposed project, and the distance from which the proposed project would be seen. Overall, higher degrees of visual sensitivity are correlated with areas where people live, are engaged in recreational outdoor pursuits, or participate in scenic driving.

For purposes of this analysis, sensitive viewers (or KOPs) are generally defined as nearby residents, and drivers along West Victoria Drive. Project viewers in residential areas are considered relatively highly sensitive. Activities can either encourage a viewer to observe the surrounding area more closely (scenic driving) or discourage close observation (commuting in heavy traffic). All of these viewer elements were considered when evaluating expected viewer response and level of visual contrast.

Elements to consider when determining the degree of visual contrast include the proposed structure's form, line, color, and texture, and the extent to which these elements differ from the surrounding view (i.e., contrast). High contrast would occur when any two or more of these visual elements of the proposed structure differ substantially from the related elements of the landscape setting. Moderate contrast would occur if there were substantial differences between the proposed structure and the setting for one of these visual elements, or moderate differences in two or more of the elements. A low contrast rating would be assigned if there was a moderate difference in one visual element of the proposed structure when compared to the setting.

4.2 Issues

Key issues that are addressed in this visual analysis include:

- Structure visibility from sensitive receptors;
- Degree of contrast of the structures with the surrounding area; and
- Conformance with applicable County policies.

The first issue pertains to whether, or how much of, the proposed structures would be visible from public use areas or private residences. Public use areas and private residences are considered sensitive receptors by this study. The second item relates to the extent to which the appearance of the proposed structure contrasts with, or is compatible with, the existing setting. The third topic addresses whether the proposed project conforms with applicable County policies; *i.e.,* policies outlined in the *Alpine Community Plan* (1989).

In addition, Appendix G of the State CEQA Guidelines (Cal. Code Regs. Title 14 § 15000 et seq., 1998) states that the project would have a significant visual/aesthetic effect if it would:

- Have a substantial adverse effect on a scenic vista;

- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway;

- Substantially degrade the existing visual character or quality of the site and its surroundings; or

- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

4.3 Impact Analysis

Project Construction

Visual impacts related to construction and staging activities are temporary. The presence and use of heavy machinery (*e.g.*, large trucks, bulldozers) during construction of the

project is considered a short-term visual impact, since upon the completion of project construction all construction equipment and activities would be removed from the site. Short-term visual impacts would be less than significant. As such, the focus of this analysis, as outlined in the significance criteria in *Section 4.1*, is related only to long-term physical changes that are permanent in nature.

KOP 1 – 2311 Victoria Circle, South of Site

Views from 2311 Victoria Circle are considered sensitive due to their proximity to the proposed site (*Figure 5*), which is approximately 210 feet to the south of the property boundary, and approximately 900 feet from the proposed church building. Views of the existing church and proposed expansion project are only partially blocked by existing mature pine and eucalyptus trees and two residences along the north side of Victoria Circle. This home, which is not seen in the photo (it is immediately to the left), has some views of the existing church, and the proposed expansion site farther to the south. The home also has views of the distant ridgeline of the mountains. This residence is situated approximately 10 feet lower than the existing church site, and is approximately 10 to 20 feet lower than the south end of the proposed expansion site.

As shown in *Figure 5*, the proposed new church, parish hall buildings, and steeple would be visible in the right side of the view. The church structures would not block the distant ridgeline of the mountains but will fill a substantial portion of the foreground. The project's architectural style, texture, and neutral color scheme would be similar to surrounding properties and would not conflict with the visual character of the area. No designated scenic viewsheds would be affected, and the visual contrast would be moderate. Impacts would be reduced by large specimen trees proposed for planting along the southern site boundary, especially near homes on Victoria Circle. It is important to note that in *Figure 5*, the landscaping shows juvenile trees, which will grow in over time and will further mitigate and soften views of the church structures. Overall, the project would result in a moderate visual contrast, and impacts would be less than significant from this KOP.

KOP 2 – 2350 Victoria Circle, South of Site

Views from 2350 Victoria Circle are considered sensitive due to their proximity to the proposed site. The views from this home include the project site and distant mountain views (*Figure 6*, top photo). The existing church is also visible from this location, although not in the photo provided in *Figure 6*. This residence is situated approximately 10 feet lower than the existing church site, and is approximately 10 to 20 feet lower than the south end of the proposed expansion site.

The middle picture in *Figure 6* shows a conceptual visual simulation of the project, before landscaping is implemented. As shown in *Figure 6*, the overall mass of the buildings results in a strong contrast to the existing setting. ~~t~~The church steeple would be one of the most distinct and contrasting features of the proposed structure as viewed from this residence. The view of this distinct vertical element is moderate to strong from this residence, resulting in a moderate to high contrast when compared to the natural rural character of the surrounding landscape. ~~The overall mass of the buildings is also a strong contrast to the existing setting.~~ It should be noted that the steeple has been designed to occupy a low-lying portion of the expansion site to reduce potential visual impacts. As part of church architecture, a steeple has significant religious importance and precedence. The inclusion of the steeple is an integral part of the religious evangelization that is a cornerstone to the free exercise of the Catholic faith tradition. *Appendix A* contains an historical discussion of the importance of steeple architecture.

Impacts would be limited by the existing fencing (approximately 6 feet high) that borders the southern church property and the rear of Victoria Circle homes, as well as the structure's neutral color scheme and texture. Although the top of the mountain ridge farther away would still be visible from this location, the added mass and increased urban form would create a strong visual contrast. Visual impacts of the proposed facility at this KOP would be partially mitigated by the proposed perimeter and interior landscaping, which will fill in over time (*Figure 6*, bottom panel). Also of note in *Figure 6*, the landscaping shows juvenile trees, which will grow in over time and will further mitigate and soften views of the church structures. The tree massings could obstruct distant views of the mountain range from the home's downstairs area over time. While the project's architectural style would be similar to surrounding properties and would not conflict with the visual character of the area, overall, the project would result in high visual contrast due to its proximity to the home and added mass and blocking of existing views. The proposed landscaping would soften visual impacts, however, there would be a change to the view quality. Overall, impacts would be less than significant due to the relatively small number of sensitive receptors, consistency with community character, and inclusion of landscaping.

KOP 3 – Along West Victoria Drive

KOP 3 is located near the intersection of West Victoria Drive and Old Stagecoach Run, and represents the view that a traveling motorist would encounter along that road (*Figure 7*). The views from this site include most of the project site, distant homes, foothills, and distant mountains. There are also larger rock outcroppings in view in the center of the photo in *Figure 7.*

Although views of some of the lower foothills would be blocked by the building expansion, ~~most~~much of the distant and more substantial mountain views would be still be visible since West Victoria Drive is higher in elevation than the proposed site and structures (*Figure 7*). Landscaping along West Victoria Drive and in the site interior would soften the visual contrast of the structures and parking lot. The church's architectural style would be appropriate for the surrounding area, and would largely blend with community character; the scene would still be largely rural in character. No scenic viewsheds would be affected. Although views of two rock outcroppings would be blocked or deleted, overall, the visual contrast would be considered low to moderate. Since views would be momentary as one drives by, impacts would not be significant.

KOP 4 – Along West Victoria Drive

Similar to KOP 3, KOP 4 is located along West Victoria Drive, farther north, and represents the expansive view that a traveling motorist would encounter along that portion of road (*Figure 8*). The views from this site include most of the project site including larger rock outcroppings, distant homes, foothills and mountains.

Although West Victoria Drive is higher in elevation than the proposed site and structures (*Figure 8*) views of some of the lower foothills would be blocked. The proposed project would blend with community character, and the color and texture of the project would not result in strong visual contrast. Landscaping along West Victoria Drive and in the site interior would soften the visual contrast of the structures and parking lot. Although views of two rock outcroppings onsite would be blocked or deleted, overall, the visual contrast would be considered low to moderate. Since views would be short-term as one drives by, impacts would not be significant.

KOP 5 – Along West Victoria Drive

KOP 5 is the third location situated along West Victoria Drive, to the north of KOPs 3 and 4 (*Figure 9*). The views from this site include most of the project site, distant homes, foothills and mountains.

Although views of some of the lower foothills would be blocked, the distant and more substantial mountain views would be unaffected since West Victoria Drive is higher in elevation than the proposed site and structures (*Figure 9*). The proposed project would blend with community character, and the color and texture of the project would not result in strong visual contrast. The steeple as viewed from this KOP includes a strong vertical element that moderately contrasts with the dark green native vegetation in the

background. Overall, the visual contrast would be considered low. Views would be momentary as one drives by, and impacts would not be significant.

KOP 6 – Residence North of Site (under Construction at 709 Hale Drive)

Views from this home under construction on Hale Drive are considered sensitive due to the home's proximity to the proposed site (approximately 600 feet from the proposed church building), and because views from this home offer a nearly complete view of the proposed church expansion (*Figure 10*). Other residences along Hale Drive and farther east would also have views of the site.

The views from this residence include clear views of the majority of the project site, including the existing church. This home is situated approximately 30 feet higher than the existing church site, and is approximately 20 feet higher than the south end of the proposed expansion site. As such, the residence has very clear views of the site. The closest undeveloped area on the right side of the photo in *Figure 10* would not be developed (the mesa area that has been previously graded), as this is private property.

The highest proposed structure, the church steeple, has been designed to occupy a low-lying portion of the expansion site to reduce potential visual impacts (*Figure 10*). The top of the steeple dome (proposed to be 68 feet high) has been purposefully designed to be in alignment with views from the Hale Drive residences (*Figure 10*). The steeple would be approximately the same height as this view. Due to the natural sloping of the site, the dome would appear only 30 feet above elevation and would be situated ~~approximately 350 feet away from the proposed north driveway, and~~ approximately ~~500~~400 feet from this residence. The church expansion sets into the low lying valley such that most of the views of the landscape elements on the intermediate ridgeline would be preserved. Distant hill and mountain views would also mostly be preserved. The church would not conflict with the existing character of the site from this vantage point, and no designated scenic viewsheds would be obstructed.

With the implementation of the proposed landscaping, the visual contrast would be substantially reduced (*Figure 10*). Also of note in *Figure 10*, the landscaping shows juvenile trees, which will grow in over time and will further mitigate and soften views of the church structures. Only the view of the building roof masses and steeple would provide a moderate contrast to the rural character. The visual contrast would be moderate, and overall, impacts would be less than significant.

KOP 7 – 870 Hale Drive

Figure 11 shows the view from KOP 7, which includes views from the east of the proposed site near the driveway of 870 Hale Drive. As can be seen in this figure, intervening homes, shrubs, and fencing exist, limiting unobstructed views of the site. This Hale Drive home is at a similar level of elevation of the existing church, and is slightly higher than the proposed expansion site. There are no foothills, mountains, or other distinct features in the background from this view, only limited skyline trees at the upper ridgeline.

As can be seen in *Figure 11*, while the church (especially the steeple) would be a distinct element of the landscape from this view, it would largely be consistent with the rural character of the surrounding area. The steeple and building ~~rood~~ massing would cause a moderate visual contrast to the skyline view. No designated scenic viewshed would be obstructed, no scenic features would be affected, and some views of the skyline trees would remain. The visual contrast is considered moderate, and visual impacts would be less than significant.

KOP 8 – Along Victoria Circle

Figure 12 shows the view from KOP 8, which includes views considered sensitive due to their proximity to the proposed site, although it is not a view that would be seen from a private residence. KOP 8 is located at the corner of Victoria Circle and the unpaved, unnamed road approximately 800 feet east of the West Victoria Drive/Victoria Circle intersection. Views from this site include the opposite side of Victoria Circle, an undeveloped lot and fenceline, the project site, and distant mountain views. This location is approximately 20 to 30 feet lower than the south end of the proposed expansion site.

As shown in *Figure 12*, the proposed new church, parish hall buildings, and steeple would be clearly visible in ~~the right side of the~~ this view. The church structures would not block the distant ridgeline of the mountains (as seen in the right side of the photos in *Figure 12*) but will fill a substantial portion of the foreground. The project's architectural style, texture, and neutral color scheme would be similar to surrounding properties and would not conflict with the visual character of the area. No designated scenic viewsheds would be affected, and the visual contrast would be strong due to the bulk of the proposed buildings. Impacts would be partially reduced by the proposed ~~49~~67-foot setback along the southern site boundary (the residence itself would be 98 feet from the closest part of the church and 125 feet, 9 inches from the steeple). Overall, the project would result in a moderate to high visual contrast. Because this KOP does not represent a view from a private residence, it is considered to be short-term as it would be available only to a limited number of motorists and pedestrians along Victoria Circle. As such, impacts

would be less than significant.

CEQA Significance Criteria Conclusions

Based in the CEQA Guidelines outlined in *Section 4.2*, the project would not have a substantial adverse effect on a scenic vista. As described above, no scenic roadways are near the project site. No scenic vistas would be affected, and scenic resources would not be substantially damaged. Two larger rock outcroppings, as described above, would be destroyed during project grading or construction. Nonetheless, the overall impacts would be less than significant.

The design and color of the proposed project would not cause substantial degradation of the existing visual character of the surrounding landscape. The structure color and roofing materials are consistent with the architectural style of other homes in the surrounding landscape. Except for the steeple, all proposed structures are compatible with surrounding structures and land uses. As mentioned earlier, the steeple is considered a key visual element of importance to the church. The project has been designed so that all buildings present a single story elevation toward the front of the lot along West Victoria Drive. The only elevations which are more than one story face adjacent properties which are also a combination of one and two story structures.

The proposed landscape upgrades associated with the expansion project would be sufficient to mitigate the moderate visual impacts resulting from the project.

In addition, in an effort to reduce the apparent size, bulk, and mass of the project, the setback of the largest structure (the church building itself) has been increased by more than ~~300~~650 percent (~~49'4"~~98' where 15' is required). In addition, the closest residence to the steeple would be approximately 125' 9" to the south. As demonstrated by the attached Land Use Chart (*Appendix B*), the project is consistent and comparable with other previously approved churches in the Alpine area. The chart shows a listing of residential properties showing the lot size, building size, height, and lot coverage. Comparable church properties in Alpine are also listed.

Due to the proposed materials, color, and texture of the exterior of the facility, a significant amount of light or glare would not result. While the project involves expanding the use of lighting throughout the site, all exterior lighting will be downshielded to minimize any visual impacts onto adjacent properties or into the nighttime sky.

In conclusion, the overall rating of visual impacts from all 8 KOPs would be less than significant, for the following reasons stated in this report:

- No scenic vistas, scenic roadways, or scenic resources would be significantly affected;
- The visual character of the proposed buildings, including construction materials, colors, textures, and architectural style, would be largely consistent with adjacent land uses and applicable planning policies of the community;
- The project maintains a rural feel by incorporating roof and building colors that are similar to adjacent uses and consistent with applicable planning policies;
- The elevation differences between the proposed project and adjacent uses reduces the degree of contrast;
- The siting of steeple in lower elevations of the site helps the buildings to follow the natural topography and reduces height impacts;
- The project is consistent and comparable to other previously approved churches in the community;
- A significant amount of light or glare would not result;
- The proposed setback is over ~~triple~~ six times the amount required, thereby buffering the project to adjacent land uses;
- The proposed mitigation, including substantial landscaping and lot setbacks, sufficiently reduces any significant aesthetic effects.

5.0 LITERATURE CITED

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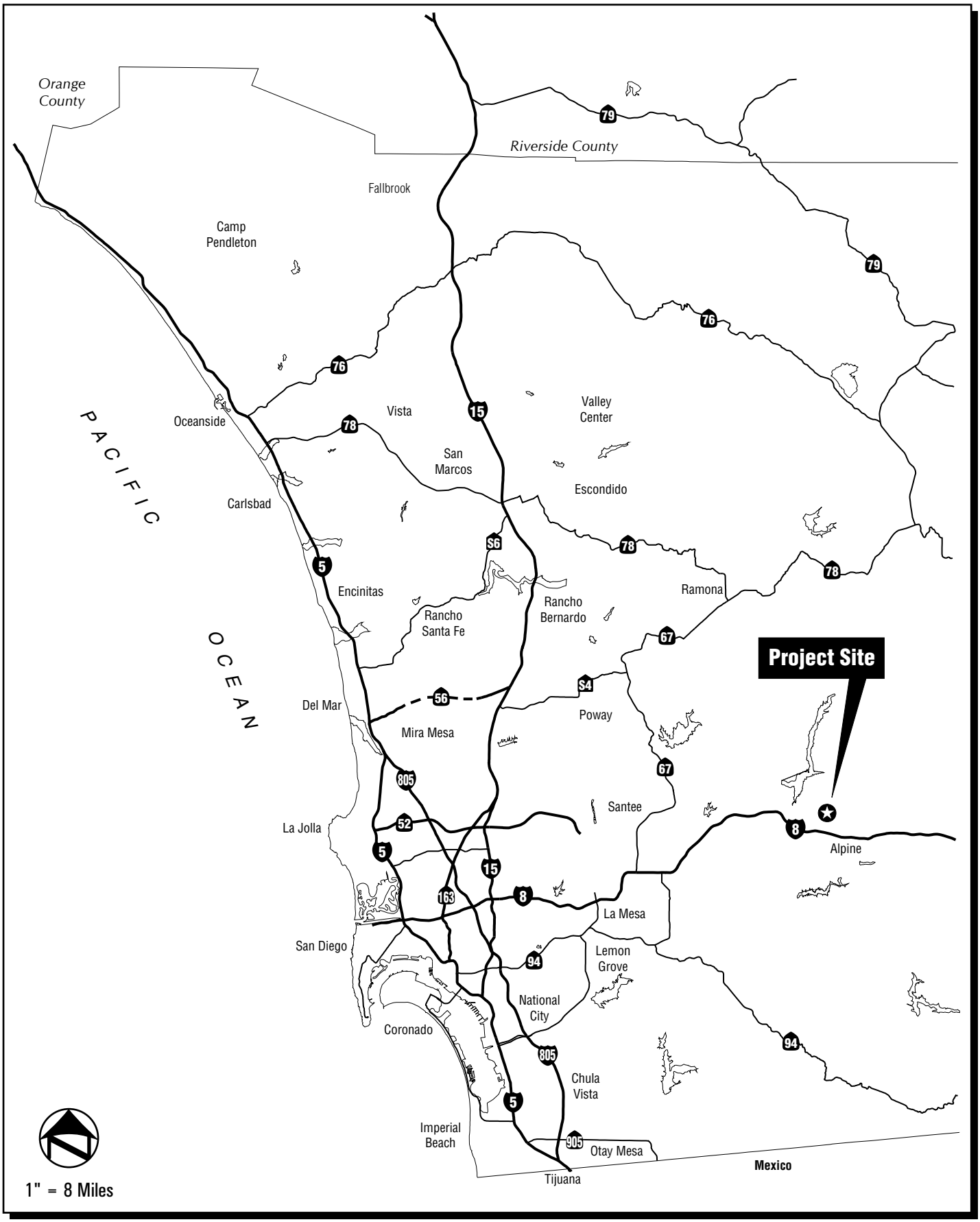
Visual Analysis Study
Queen of Angels Catholic Church Expansion Project

Church, Alpine, California. Liturgical Design Consultant, Gannon University, Erie, Pennsylvania.

3498-02

March 2007[15]



Queen of Angels Church - Visual Impact Analysis

Regional Map

FIGURE 1

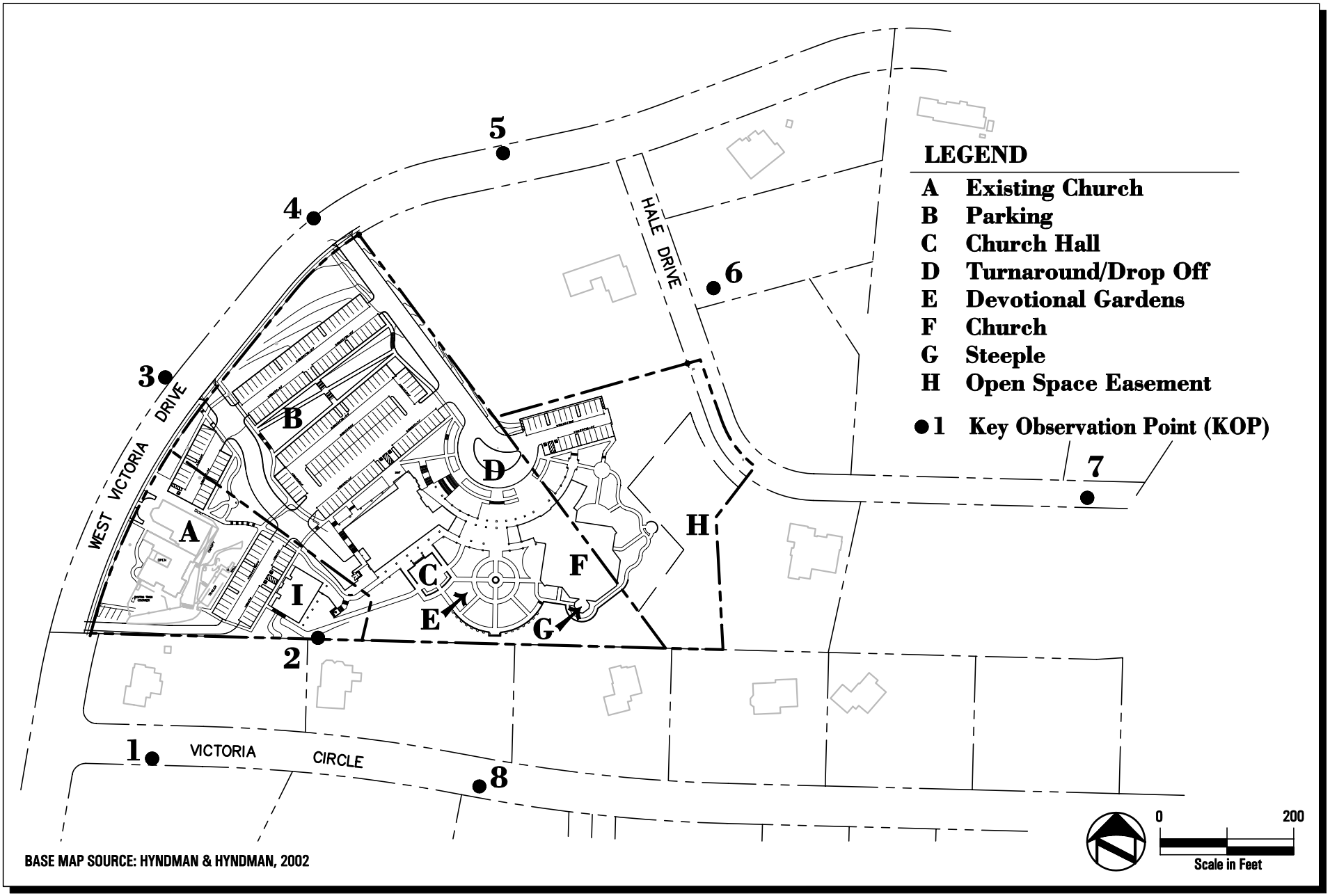
BASE MAP SOURCE: USGS 7.5 Minute Series, Alpine Quadrangle

1" =2000'

Queen of Angels Church - Visual Impact Analysis

Project Vicinity

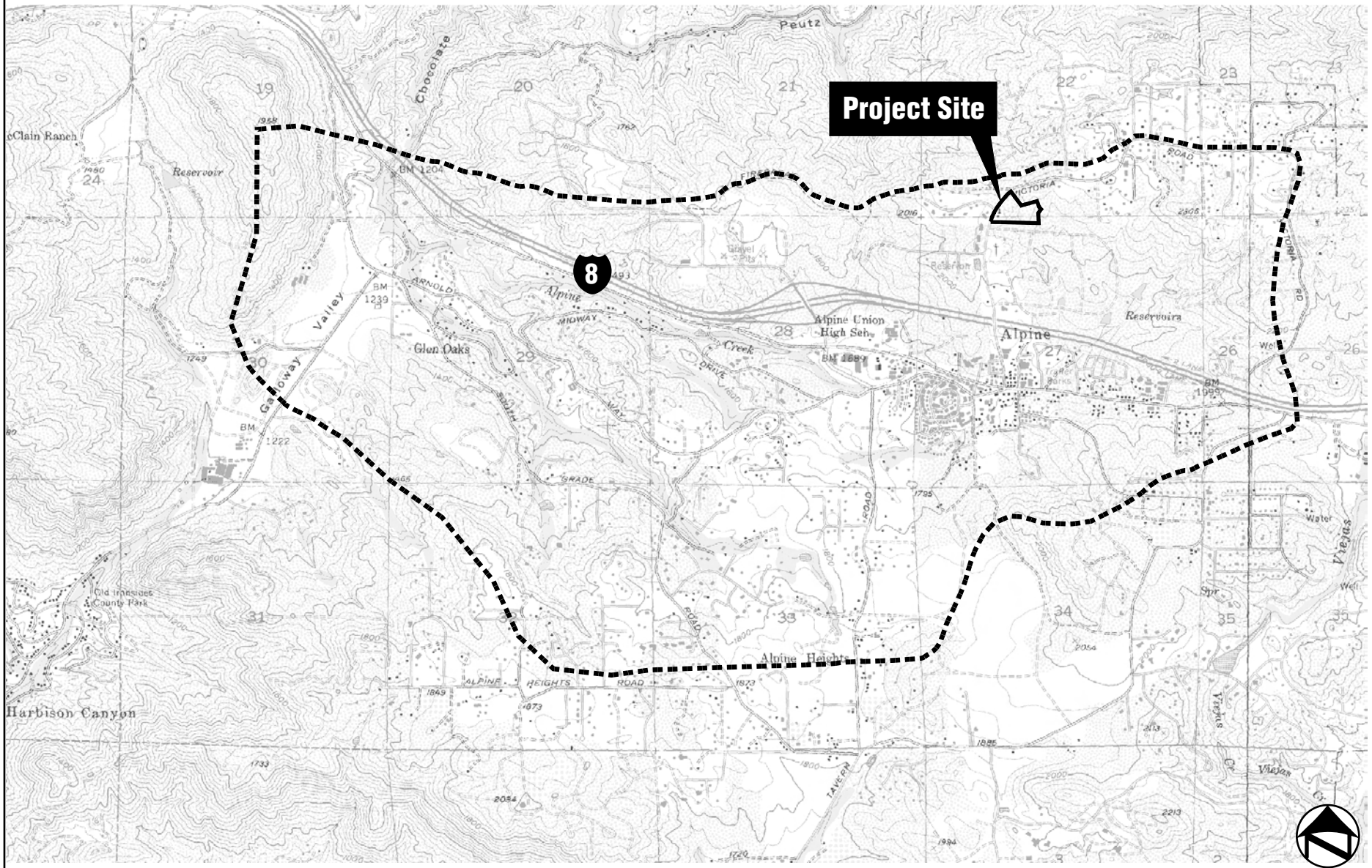
FIGURE 2



Queen of Angels Church- Visual Impact Analysis

Site Plan & Key Observation Points

FIGURE 3



BASE MAP SOURCE: USGS 7.5 Minute Series, Alpine Quadrangle

Queen of Angels Church - Visual Impact Analysis

Viewshed Boundary

FIGURE 4

KOP 1: Existing View

KOP 1: Visual Simulation

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 1

FIGURE 5

KOP 2: Existing View

KOP 2: Visual Simulation

KOP 2: Visual Simulation with Landscaping

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 2

FIGURE 6

KOP 3: Existing View

KOP 3: Visual Simulation

Queen of Angels Church - Visual Impact Analysis

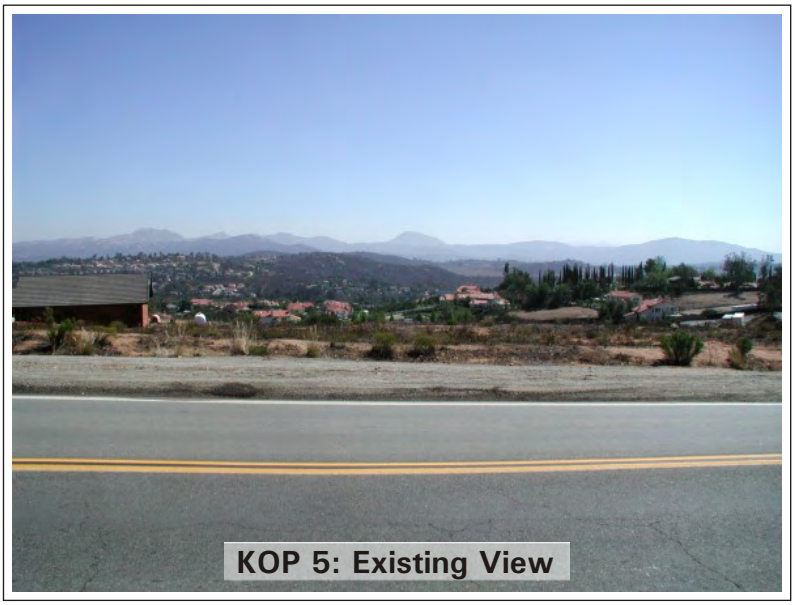
Key Observation Point 3

FIGURE 7

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 4

FIGURE 8



Queen of Angels Church - Visual Impact Analysis

Key Observation Point 5

FIGURE 9

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 6

FIGURE 10

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 7

FIGURE 11

KOP 8: Existing View

KOP 8: Visual Simulation

Queen of Angels Church - Visual Impact Analysis

Key Observation Point 8

FIGURE 12

Visual Analysis Study
Queen of Angels Catholic Church Expansion Project

APPENDIX A

IMPORTANCE OF STEEPLE DETAIL

3498-02

March 2007[28]

IMPORTANCE OF THE STEEPLE DETAIL
to the design of
QUEEN OF ANGELS CHURCH,
ALPINE CALIFORNIA

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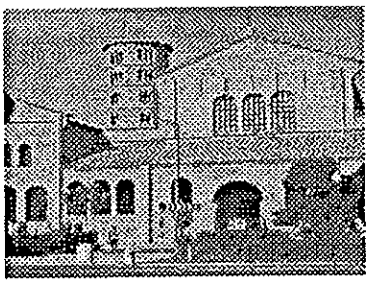
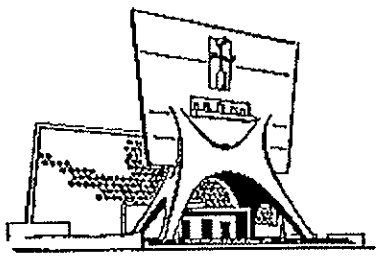
1.0 Historical Precedence for a Church Tower (European Background)

1.1 The tower proposed for the new Queen of Angels Church, Alpine, California, is part of a design tradition that dates to at least the fourth century, when Christians, hoping to give greater public expression to their faith, began to attach to sacred buildings elements of considerable size and stature. The tradition has remained intact to the present day, which explains why Roman Catholics throughout the United States continue to regard towers as requisite parts of their places of worship. In symbolic terms, towers both anchor church buildings to their sites, reassuring Catholics of the enduring nature of their faith, and aspire upward as reminders of the Resurrection.

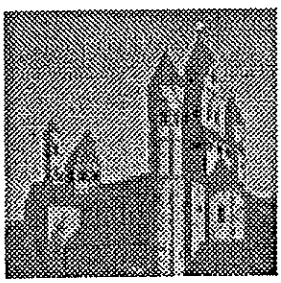


St. Appolinare in Classe , Italy (549 AD)

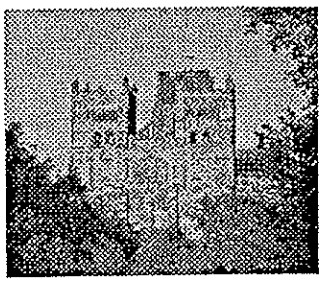


St. John's Abbey Church, Collegeville, MN (1955)

1.2 From the start, church towers served a combination of practical and symbolic purposes. In remote monastic complexes, for example, tower forms stood like sentinels against the walls of churches and provided elevated observation posts from which resident monks could defend their treasuries from intruders. The battlements, arrow loops and slit windows common to such towers were eventually incorporated into the designs of parishes churches and cathedrals as well, lending outward expression to the medieval notion that the Christian place of worship was in fact a "fortress of God" and a stronghold of the "Church Militant."

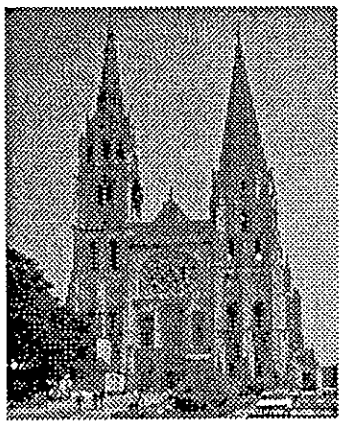


Abbey Church, Maria Laach, Germany (12th c.)

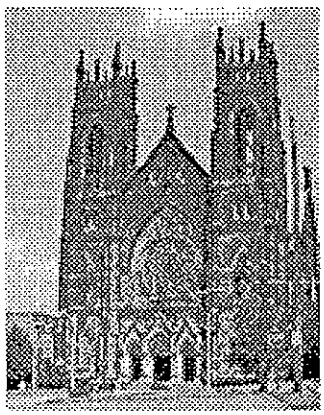


Durham Cathedral, England (12th-13th c.)

1.3 Towers were especially significant to the symbolism of churches dedicated to the Virgin Mary, who was understood by Christians to be the *Turis Davidica* or "Tower of David" and guardian of the faithful. It became customary, in this connection, for the designs of Marian churches to include a so-called "twin tower façade," capped with domes or spires, whose soaring forms served as magnets to thousands of pilgrims drawn to them as part of a spiritual journey.

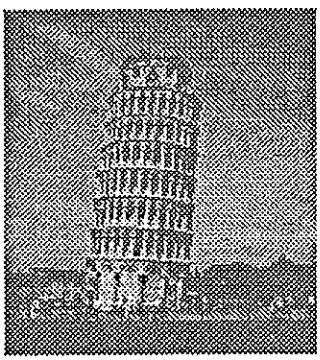


Notre-Dame du Chartres, France (13th c.)

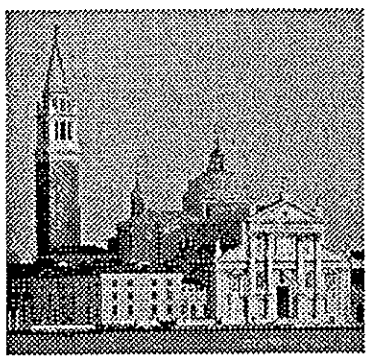


St. Mary Church, Massillon, OH (19th c.)

1.4 By the time of the Renaissance (c.1300-1600), turrets and towers of one kind of another had become fixtures of Catholic architecture and an integral part of the aesthetics of church design throughout Europe. Though, in urban settings, towers were most often connected to the street facades of sacred buildings, on the fringes of cities they sometimes stood apart from the churches they served in a field or churchyard known as a *camposanto*. (To this day, bell towers of this sort in Italy are called *campanili*, and parishioners' identification with the local culture of a their parishes is referred to as *campanilismo*.) Being one of the tallest structures in a village or city, the bell tower of a typical parish church was simultaneously a public landmark, a mechanism for announcing the times of the day, a *belvedere* from which citizens could survey their surroundings.



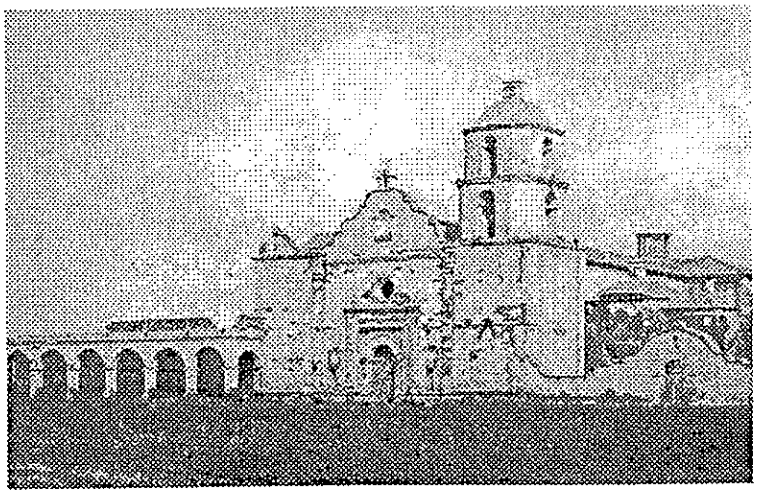
Campanile, Cathedral Church, Pisa, Italy (12th c.)



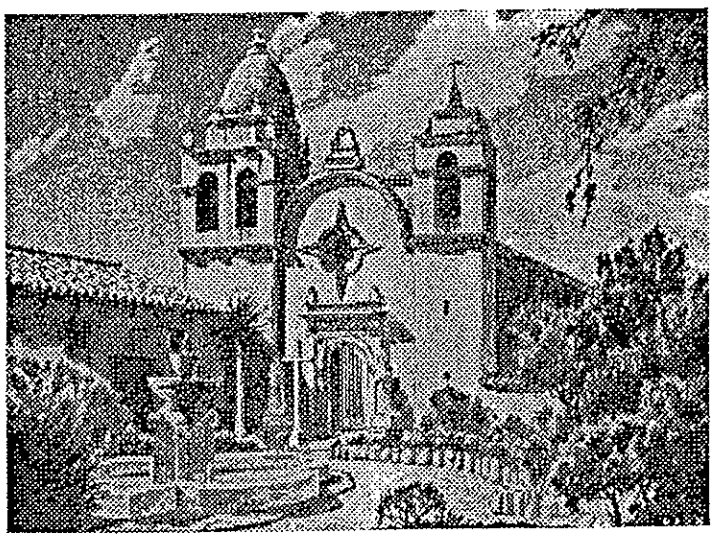
San Giorgio Maggiore, Venice, Italy (1565)

2.0 The Role of Towers in Spanish Mission Churches

2.1 The churches erected by Spanish missionaries throughout Southern California during the 18th and 19th centuries almost always included a tower or crowning parapet that added height to otherwise modestly-scaled structures. The Spanish church tower, or *campanario*, consistent with the European models upon which it was based, was a tiered structure pierced by arches in its upper registers and capped with a dome and cross. Often, as at San Luis Rey de Francia Mission (1811-15; see below), the tower rose from boxy masses at the corners of the façade wall, effectively framing the church's processional entrance and marking an interior volume reserved for the sacrament of baptism, devotional prayer or storage. This bracketing of the entrance portal by twin, whitewashed sentinels became a standard feature of mission churches and one of the unique stylistic features of Spanish Baroque design as it was freely interpreted in colonial California.



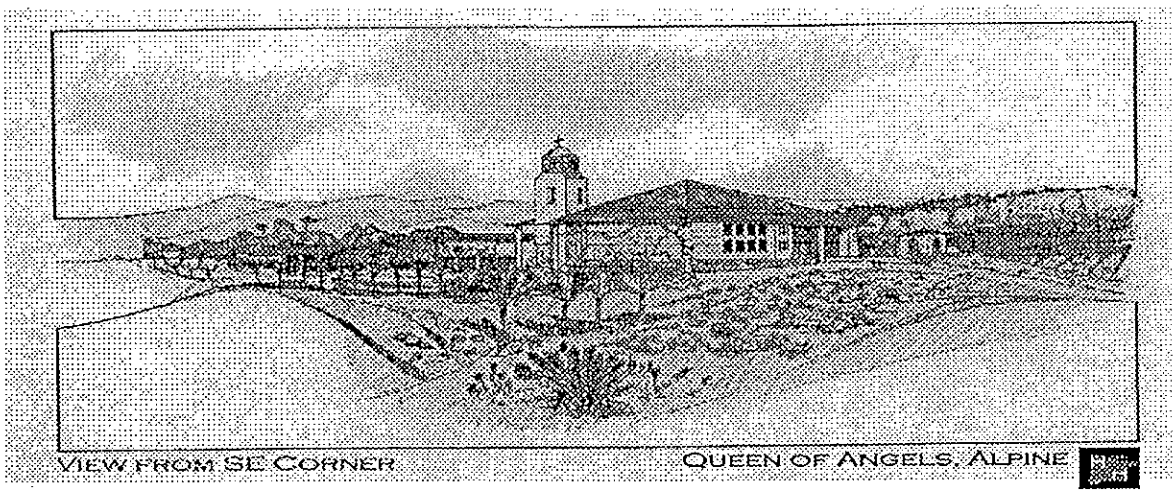
Mission San Luis Rey de Francia (18th c.)



San Carlo Borroméo de Carmelo (19th c.)

3.0 Logic of Tower Detail in the Queen of Angels Church Design

3.1 The tower component of the proposed design for Queen of Angels Church is a logical response by the project architects to requirements outlined by the parish's formal Program Document dated June 19, 2001, and thereafter approved by the Commission on Art and Architecture of the Diocese of San Diego. The tower is also an attempt by the architects to address the challenges of a large and complex site surrounded by newer residential developments and dominated to its south by the Viejas Mountains. Among the programmatic and related issues to which the tower responds are the following



3.1.1 It helps mark the new Queen of Angels Church as something that "looks like a church," which is a primary concern of parishioners.

3.1.2 It instantly relates the new building to the local tradition of Spanish Mission architecture.

3.1.3 It connects the new building to the parish's existing church, which features a small tower.

3.1.4 It provides emphatic exterior expression to the location of the church's Eucharistic Reservation Chapel.

3.1.5 It provides much-needed contrast with the horizontal sweep of the church's dominant roof planes.

3.1.6 It increases the church's visibility from Victoria Drive, thus helping the parish "evangelize" to the passing vehicular traffic there.

3.1.7 It provides additional mass to the building and helps it "hold" its relatively large site.

3.1.8 It helps the building overcome the sunken, bowl-like nature of its site.

3.1.9 When viewed from the southwest, it will beautifully link the building to its Viejas Mountains backdrop.

4.0 Conclusion

4.1 At a time when Catholics in the United States are desiring that their places of worship retain some of the features of the Church's 2000-year tradition of building, the tower detail for Queen of Angels Church seems more appropriate than ever. The tower contributes in an important way to a church design that nicely weds innovation and tradition—a feature that American Catholics find increasingly attractive. From a strictly aesthetic perspective, the tower helps the church's design overcome the concavity of its site in a way that will complement both the natural and architectural elements that surround it.

APPENDIX B

LAND USE CHART

ADJACENT LAND USE CHART

RESIDENTIAL PROPERTIES

A.P.N.	LOT (AC)	BLDG. (SF)	HT(Stories)	Garage (# of Cars)	USE	ADDRESS
402-280-30	1.08	1,694	1	2	Residence	2644 Victoria Dr.
402-280-38	1.02	2,112	3	2	Residence	2638 W. Victoria Dr.
402-280-59	1.07	1,748	2	2	Residence	2227 Lindsay Michelle Dr.
402-280-60	1.36	1,864	2	2	Residence	2251 Lindsay Michelle Dr.
402-280-61	1.34	2,030	1	4	Residence	2540 W. Victoria Dr.
402-280-62	1.38	3,445	1	3	Residence	2570 W. Victoria Dr.
402-280-63	1.48	920	1	4	Residence	2250 Lindsay Michelle Dr.
402-280-79	2.77	3,440	2	3	Residence	714 Hale Dr.
402-280-84	1.32	1,976	1	2	Residence	2709 W. Victoria Dr.
402-280-89	1.04	2,285	1	2	Residence	707 Hale Dr.
402-280-90	1.04	Vacant				Hale Dr.
402-282-01	1.30	Vacant	1	3		771 Old Stagecoach Run
402-282-02	1.15	3,147	2	3	Residence	747 Old Stagecoach Run
402-282-03	1.25	Vacant				381 Old Stagecoach Run
402-282-04	2.16	2,872	1	3	Residence	695 Old Stagecoach Run
402-282-07	1.49	2,402	1	2	Residence	750 Old Stagecoach Run
402-440-01	2.51	Vacant				Hale Dr.
402-440-02	1.08	?	1	3	Residence	756 Hale Dr.
402-440-04	1.32	Vacant				Hale Dr.
402-440-05	1.01	2,838	2	2	Residence	763 Hale Dr.
403-151-05	1.11	3,290	1.5	3	Residence	2536 W. Victoria Dr.
403-151-06	1.21	4,154	2	3	Residence	2526 W. Victoria Dr.
403-151-08	1.02	1,740	1	2	Residence	2596 Valetta Ln.
403-441-03	1.03	2,488	2	3	Residence	2412 Victoria Cir.
403-441-04	1.11	3,085	2	3	Residence	2350 Victoria Cir.
403-441-05	1.01	2,340	2	3	Residence	2324 Victoria Cir.
403-441-06	1.00	2,626	1	3	Residence	2311 Victoria Cir.
403-441-07	1.09	2,340	2	3	Residence	2341 Victoria Cir.
403-441-08	1.19	2,820	2	3	Residence	2371 Victoria Cir.
403-441-09	1.30	2,626	1	3	Residence	2389 Victoria Cir.
403-441-10	1.13	2,340	2	3	Residence	2403 Victoria Cir.
403-441-11	1.04	2,488	2	3	Residence	2421 Victoria Cir.
403-441-12	1.06	2,340	2	3	Residence	2439 Victoria Cir.
403-441-13	1.02	2,626	1	3	Residence	2451 Victoria Cir.
403-441-44	1.05	3,085	2	3	Residence	2440 Victoria Cir.
403-441-45	1.50	2,488	2	3	Residence	2448 Victoria Cir.

"CHURCH" PROPERTIES

A.P.N.	LOT (AC)	BLDG. (SF)	HT (FT)	MUP#		ADDRESS
403-262-43	0.87	18,260	unknown	ZAP-76-17		Alpine Community Church
404-264-06	1.30	2,788	15'	P72-247, P75-122		Alpine Lutheran Church
403-220-40	1.38	6,952	25' 2-story	P63-108, P68-15		Bethel Assembly of God 1929 Arnold Way
403-191-42	4.27	4,183	45'	P76-62		Church of Christ the King
404-370-47 404-370-26 404-370-27 404-370-28	5.44	15,241	52'	P85-08		Church of Jesus Christ of Latter Day Saints 2425 Tavern Road
404-041-27	3.19	8,804	18'-4"	P67-40		First Baptist Church of the Willows 3520 Alpine Blvd.
402-201-23	10.89	84,416	25'-10" 2-Story	P99-016		Alpine Christian Fellowship 9590 Chocolate Summit Drive
402-280-11 402-280-75 402-440-03	8.58	52,508 Masterplan	33' 68' Steeple	P83-054W		**Proposed Project** Queen of Angels Catholic Church 2569 West Victoria Drive